

**MANAGEMENT CERTIFICATE**

**SPEARS RANCH ON SALADO CREEK PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned, being an Officer of Spears Ranch on Salado Creek Property Owners Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision Spear's Ranch on Salado Creek (the "Subdivision Development").
2. The name of the Association is Spears Ranch on Salado Creek Property Owners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Spear's Ranch on Salado Creek, Section One, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2000076080 in the Official Public Records of Williamson County, Texas.

Spear's Ranch on Salado Creek, Section Two, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2001082363 in the Official Public Records of Williamson County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Spear's Ranch on Salado Creek Declaration of Covenants, Conditions and Restrictions, recorded at Document No. 2001010205 in the Official Public Records of Williamson County, Texas.

Deed without Warranty, recorded at Document No. 2001010206 in the Official Public Records of Williamson County, Texas.

First Amendment to Spear's Ranch on Salado Creek Declaration of Covenants, Conditions and Restrictions, filed in Document No. 2001037382 in the Official Public Records of Williamson County, Texas.

Addition of Land to Spear's Ranch on Salado Creek Declaration of Covenants Conditions and Restrictions, recorded at Document No. 2001086996 in the Official Public Records of Williamson County, Texas.

Declaration of Easements and Restrictions, recorded at Document No. 2001086997 in the Official Public Records of Williamson County, Texas.

Declaration of Easements and Restrictions, recorded at Document No. 2003004343 in the Official Public Records of Williamson County, Texas.

Variance to Deed Restrictions, recorded at Document No. 2003017182 in the Official Public Records of Williamson County, Texas.

Amendment to Declaration of Easements and Restrictions, recorded at Document No. 2003017183 in the Official Public Records of Williamson County, Texas.

Landscape and Maintenance Easement, recorded at Document No. 2003018558 in the Official Public Records of Williamson County, Texas.

Landscape and Maintenance Easement, recorded at Document No. 2003018559 in the Official Public Records of Williamson County, Texas.

ACC Building Setback Variance, recorded at Document No. 2003071099 in the Official Public Records of Williamson County, Texas.

Deed without Warranty, recorded at Document No. 2003098813 in the Official Public Records of Williamson County, Texas.

Deed without Warranty, recorded at Document No. 2004045516 in the Official Public Records of Williamson County, Texas.

Second Amendment to Spear's Ranch on Salado Creek Declaration of Covenants, Conditions and Restrictions, recorded at Document No. 2005038290 in the Official Public Records of Williamson County, Texas.

Third Amendment to Spear's Ranch on Salado Creek Declaration of Covenants, Conditions and Restrictions, recorded at Document No. 2005091112 in the Official Public Records of Williamson County, Texas.

Notice of Transfers of Control Spear's Ranch on Salado Creek Property Owners Association, recorded at Document No. 2006006199 in the Official Public Records of Williamson County, Texas.

Memorandum of Agreement Affecting Property, recorded at Document No. 2006046036 in the Official Public Records of Williamson County, Texas.

Release of Agreement Not to Encumber, recorded at Document No. 2012052370 in the Official Public Records of Williamson County, Texas.

5. The name and mailing address of the Association is:

Spears Ranch on Salado Creek Property Owners Association, Inc.  
c/o Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park, TX 78613

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park, TX 78613  
Tel: (512) 918-8100  
Email: [pamco@pamcotx.com](mailto:pamco@pamcotx.com)

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>.

8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee (paid at close)	\$200.00
Resale Disclosure (TREC Form)	\$575.00

MANAGEMENT CERTIFICATE

SPEARS RANCH ON SALADO CREEK PROPERTY OWNERS ASSOCIATION, INC.

Statement of Account 1 business days Rush Fee	\$150.00
Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00
Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 2 business days Rush Fee	\$100.00
Resale Disclosure 3 business days Rush Fee	\$75.00
Multi-Product Order 1 business days Rush Fee	\$150.00
Multi-Product Order 2 business days Rush Fee	\$100.00
Multi-Product Order 3 business days Rush Fee	\$75.00
Lender Questionnaire 1 business days Rush Fee	\$150.00
Lender Questionnaire 2 business days Rush Fee	\$100.00
Rush Existing Order (*Add this fee to Rush Fees)	\$75.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$50.00
Statement of Account Update from 46 to 90 days	\$50.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$50.00
Refinance Statement of Account Update from 46 to 90 days	\$50.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$50.00
Resale Disclosure Update from 46 to 90 days	\$50.00
Lender Questionnaire Update from 1 to 31 days	\$25.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00
Statement of Account Only (No Assoc Docs)	\$175.00
Owner's Account Statement (REQUIRED FOR REFI's!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00
"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
Statement of Account	\$175.00
Refinance Statement of Account	\$100.00
Resale Disclosure	\$175.00
"Lender Questionnaire"	\$150.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00
Appraiser Questionnaire	\$25.00
Documents:	
Annual Board Meeting Minutes	\$15.00
Articles of Incorporation	\$25.00
Budget	\$25.00
Bylaws	\$25.00
Current Unaudited Financial Documents	\$15.00
Declaration-CC&Rs	\$25.00
Important Information	\$0.00
Insurance Dec Page	\$25.00
Rules and Policies	\$15.00
Unit Ledger	\$25.00
Utility Bill	\$0.00
W-9	\$0.00

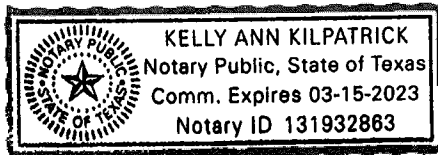
This Management Certificate is effective as of the 2 day of December, 2021.

SPEARS RANCH ON SALADO CREEK PROPERTY  
OWNERS ASSOCIATION, INC., a Texas nonprofit corporation

By: [Signature]  
Name: Doug Pugh  
Title: Pres.

THE STATE OF TEXAS                    §  
COUNTY OF WILLIAMSON           §

This instrument was acknowledged before me on 2 day of December, 2021, by Doug Pugh, Registered Agent Spears Ranch on Salado Creek Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

Kelly A. Kilpatrick  
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle  
CAGLE PUGH, LTD., LLP  
4301 Westbank Dr. A-150  
Austin, Texas 78746

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2021191131**

Pages: 5 Fee: \$38.00

12/17/2021 10:49 AM

MBARRICK



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas